

oakheart



£295,000

Asking Price

Langwood, West Mersea



Nestled in a quiet cul-de-sac within the popular Langwood area, this beautifully presented two-bedroom end-of-terrace house offers a fantastic opportunity for first-time buyers, downsizers, or investors seeking a stylish and low-maintenance home in a peaceful residential setting.

The property has been tastefully modernised throughout, combining contemporary finishes with a welcoming atmosphere. This includes a brand new heating system, still under warranty.

Upon entering, you are greeted by a bright and spacious living area that flows seamlessly into a well-appointed modern kitchen. The kitchen features sleek cabinetry, integrated appliances, and space for dining, making it a practical and sociable space for both everyday living and entertaining.

Upstairs, there are two well-proportioned bedrooms, each offering plenty of natural light and neutral décor to suit a range of furnishings and personal styles. The modern bathroom is

finished to a high standard, complete with quality fittings and a clean, contemporary design.

Externally, the property benefits from a private driveway offering off-road parking, as well as a low-maintenance garden area ideal for relaxing or entertaining outdoors. Being an end-of-terrace, the property also enjoys a greater sense of privacy and additional outdoor space to the side.



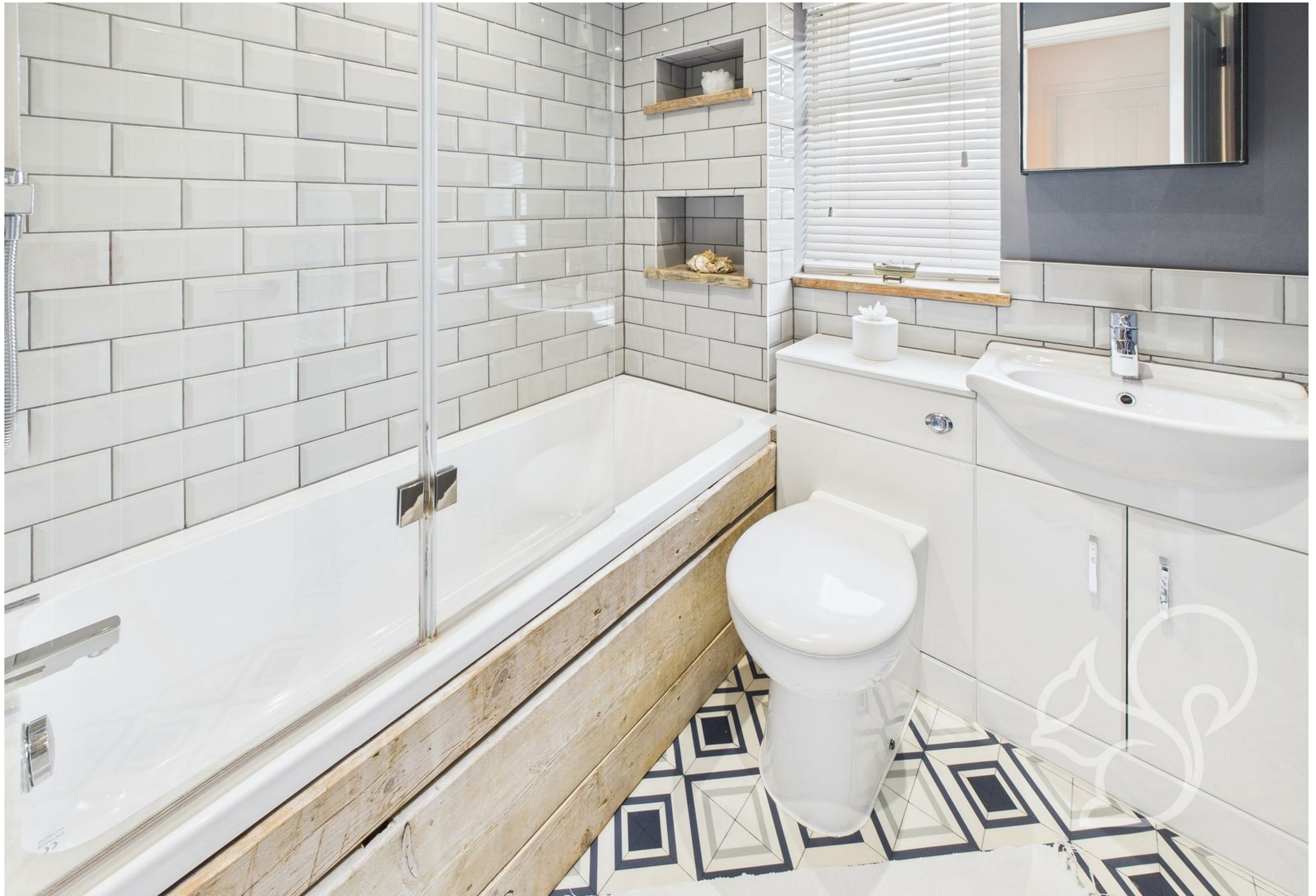














Ground Floor



Floor 1

**oakheart**

**Approximate total area<sup>m</sup>**

46 m<sup>2</sup>

496 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>

15 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Local Authority:**

Colchester


**Tenure:**

Freehold

**Council Tax Band:**

B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Mersea

01206 382191

mersea@oakheart.co.uk

34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

**oakheart**